

## \$249,900 - 98 1203 163 Street, Edmonton

MLS® #E4434209

**\$249,900**

1 Bedroom, 1.00 Bathroom, 767 sqft

Condo / Townhouse on 0.00 Acres

Glenridding Heights, Edmonton, AB

Welcome to this stylishly updated Aster model townhome in sought-after Glenridding Heights—one of the rare units with central A/C! This spacious 1-bedroom features new laminate flooring on the main. The finished attached garage opens to a roomy foyer with extra storage. Upstairs, enjoy bright, open-concept living with a U-shaped kitchen boasting white cabinets, quartz counters, a large island, and stainless appliances. The sunlit living area leads to a southeast-facing deck—ideal for morning coffee. Your primary suite offers a walk-in closet, plus there's convenient in-suite laundry. Benefit from low condo fees in this well-kept complex with pro landscaping and ample visitor parking. Steps to shopping, parks, schools, and easy access to Anthony Henday. A move-in-ready gem, perfect for first-time buyers or investors. Don't wait!

Built in 2017

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4434209  |
| Price          | \$249,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 767       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2017              |
| Type       | Condo / Townhouse |
| Sub-Type   | Stacked Townhouse |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 98 1203 163 Street  |
| Area        | Edmonton            |
| Subdivision | Glenridding Heights |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3X1             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Air Conditioner, Deck, Parking-Visitor, Storage-In-Suite |
| Parking Spaces | 1   |
| Parking        | Insulated, Single Garage Attached   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Slab   |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | DR. MARGARET-ANN ARMOUR |
|------------|-------------------------|

MiddleDR. MARGARET-ANN ARMOUR

HighLILLIAN OSBORNE

Additional Information

Date ListedMay 1st, 2025

Days on Market10

ZoningZone 56

Condo Fee\$207

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